



General Services Agency

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Hilton T. Hunt, Deputy Director
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December 17, 1993

Mr. Thomas F. Peacock
Supervising Hazardous Materials Specialist
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 350
Oakland, CA 94621

**Subject: CURRENT STATUS AND FUTURE COMPLIANCE REQUIREMENTS,
ALCOPARK FACILITY, 165 13TH STREET, OAKLAND, CALIFORNIA**

Dear Tom:

First of all, thank you for meeting with me on November 22, 1993. I appreciate your continued cooperation and suggestions. I feel that our demonstrated team approach will help both organizations to reach our common objectives in the most efficient manner. Below is a summary of our November 22, 1993 discussion and our December 15, 1993 telephone conversation:

- I. **Waste Oil Underground Storage Tank (UST) Closure Request** - It is the policy of San Francisco Regional Water Quality Control Board that **only sites are closed** not individual UST's or wells. Therefore, the regulators are considering Alcopark facility as one site. Our October 15, 1993 request for closure of waste oil monitoring well MW-6 can not be granted. Since the County has demonstrated four consecutive quarters that the groundwater samples taken from MW-6 have not exceeded Primary Maximum Contaminated Levels for drinking water, Environmental Health is in agreement that the County can suspend monitoring of well MW-6 and can lock up this well. The County will suspend monitoring and plans no further action.

II. **Benzene Contamination at Corner of 13th & Jackson** - After reviewing the attached plots of the eight quarters of observed benzene groundwater levels for wells MW-1, MW-5 and MW-4, the corresponding observed direction of the groundwater gradient, and the site soils characterization study that was done, the following conclusions were reached:

A. Since there is no correlation between the observed groundwater TPH-Gasoline and Benzene levels, the observed contamination is due to "old" gasoline. Since the operational tanks are being continuously monitored for leaks and none have been reported, the contamination is not coming from these tanks or from current operation at the active Alcopark gasoline filling station. Since the observed Benzene Concentration levels in groundwater shows a pattern that strongly suggests, when tied into the site characterization study done for the corner of 12th and Jackson, that observed Benzene groundwater contamination is coming upgradient of the Alcopark facility. Therefore, Environmental Health, at this time, will not require the County to install additional monitoring wells or soil borings.

The County requested that the groundwater monitoring of MW-1, MW-4 and MW-5 be suspended. For the time being, Environmental Health will not require quarterly monitoring of the three wells MW-1, MW-4 and MW-5.

B. From a comprehensive search of the records by Environmental Health, the most likely groundwater contamination source is the State of California Office Building located across the street and upgradient of Alcopark. There are currently three UST's located on the site that have been abandoned since 1989. Since they are abandoned, there is no environmental monitoring to confirm or identify that groundwater contamination is coming from this site. Environmental Health is actively pursuing the State of California to come into compliance with these tanks or remove them.

If the contamination source can be discovered, the County can sue the guilty party and recover our clean-up cost associated with identifying this problem. These recoverable costs are as follows:

Groundwater Monitoring @ 13th & Jackson	\$20,250
Removal of Waste Oil Tank & Monitoring	\$30,561
Site Assessment - 12th & Jackson	\$ 9,010
Site Characterization - 13th & Jackson	\$20,645
Future Groundwater Monitoring Expense	<u>\$14,000</u>
TOTAL RECOVERABLE COSTS	\$94,466

Thus, the County appreciates Environmental Health taking the lead to discover the source of the Benzene groundwater contamination.

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III. **UST Removal 12th and Jackson** - After reviewing the April 19, 1993 Site Characterization Report for the two UST's located at the corner of 12th and Jackson, the following conclusions were reached:

A. This report again shows that the concentration of TPH-Gasoline in the soil samples is below action level but that the upgradient groundwater samples show concentrations of Benzene exceeding MCL's whereas the downgradient samples are below MCL levels. These results are consistent with the groundwater results at the opposite corner, 13th and Jackson as discussed above and again support the case that this groundwater contamination is coming from a source upgradient of Alcopark.

B. The County will explore the option to close these two UST's in place.

C. Environmental Health will not require the County to do additional soil borings or install groundwater monitoring wells.

D. Since closure of these two UST's is part of an on going site closure, the County only needs to submit closure plans. No new permits are required; thus saving the County \$900.

I would appreciate a written confirmation for our records that the above represents our understanding of County's future actions to be taken at Alcopark. Therefore, I would appreciate your prompt acknowledgement by signing both original copies of this letter. Please keep one for your records and return one to me. Again, thank you for your continued cooperation and assistance.

Sincerely,



Andrew B. Garcia
Environmental Project Manager

cc: Mr. Jim de Vos - attachment

Agree and Concur with the above.

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Date


Thomas Peacock

Enclosure